



## 17151 94A Avenue 316 Edmonton AB

\$174,900

Welcome to this stunning top-floor corner unit in the sought-after 18+ community of The Californian! This immaculate 1,045 sq ft home features 2 spacious bedrooms, 2 full baths, and a master suite with walk-through closets and a luxurious 3-piece en suite. The bright, open floorplan includes a cozy marble-surround fireplace and leads to a private balcony with serene views of the beautifully landscaped courtyard—perfect for relaxation or entertaining. Enjoy added conveniences like an oversized laundry room with ample storage and two titled underground tandem parking spaces. Residents benefit from fantastic amenities, including a recreation room and library, all within walking distance to shopping and near the hospital. This wheelchair-accessible home is nestled in a friendly, quiet community—truly a must-see! Experience the perfect blend of comfort.

Listing Presented By:



Originally Listed by:  
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